

## City of Santa Barbara Planning Division **Zoning Requirements**



A-1, A-2, E-1, E-2, E-3, R-1, Zones

STANDARD	REQUIREMENT
Maximum Height Limit	30 feet
Front Yard Setback	A-135 feet
	A-2 30 feet
	E-1 30 feet
	E-2 25 feet
	E-3 20 feet
	R-1 1 story buildings:
Interior Yard Setback	A-1 15 feet
	A-2 10 feet
	E-1 10 feet
	E-2 8 feet
	E-3 6 feet
	R-1 5 feet
Rear Yard Setback	Same as Interior Yard Setback
Required Open Yard Area	1,250 square feet, with the following conditions:
	a) 20 foot minimum dimension, measured horizontally from the boundary of the yard
	b) Not including:
	<ol> <li>Any portion of a front yard;</li> <li>Any cut or fill sloped greater than 20%;</li> <li>Any surface designed for use by motor vehicles or trailers.</li> </ol>
Distance Between Main Buildings	20 feet
Minimum Lot Area for Newly Created	A-143,560 square feet + Slope Density
Lots	A-225,000 square feet + Slope Density
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STANDARD	REQUIREMENT
	E-115,000 square feet + Slope Density
	E-2 10,000 square feet + Slope Density
	E-37,500 square feet + Slope Density
	R-16,000 square feet + Slope Density
	See below for an explanation of Slope Density
Required Lot Frontage for Newly Created Lots	A-1100 feet
	A-2100 feet
	E-190 feet
	E-275 feet
	E-360 feet
	R-160 feet
Required Off-street Parking Spaces	2 covered (in either a garage or carport)
Minimum Residential Unit Size	400 square feet
Solar Access Ordinance Applies?	Yes, see Solar Height Ordinance handout

**SLOPE DENSITY**: With the exception of those parcels having frontage on the Pacific Ocean, the minimum lot areas specified above shall be increased as follows:

Average Slope of Entire Parcel	Increase in Minimum Lot Size
0.000-9.999%	No increase in minimum lot size
10.000-20.000%	1.5 times minimum lot size
20.001-30.000%	2 times minimum lot size
30+%	3 times minimum lot size

**The Fine Print**: This sheet summarizes information that is contained in the Zoning Ordinance, and is provided for reference only. If there are any discrepancies between the information provided in this sheet and the Zoning Ordinance, the language in the Zoning Ordinance shall prevail.